106.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	786,800 / 786,800
					USE VALUE:	786,800 / 786,800
					ASSESSED:	786,800 / 786,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	495 LLC
Owner 2:	
Owner 3:	
Street 1:	49 MARMION RD
Street 2:	
Twn/City:	MELROSE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02176 Type:

PREVIOUS OWNER

Owner 1:	MCAVOY KATHERINE / ESTATE -
Owner 2:	-
Street 1:	5 STAFFORD LN
Twn/City:	ANDOVER
St/Prov:	MA Cntry:
Postal:	01810

NARRATIVE DESCRIPTION

This parcel contains 13,420 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Wood Shingle Exterior and 1656 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13420.000	211,000		575,800	786,800
Total Card	0.308	211,000		575,800	786,800
Total Parcel	0.308	211,000		575,800	786,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.12 | /Parcel: 475.1

Legal Description

User Acct 67929

GIS Ref

GIS Ref

Insp Date 07/16/19

Entered Lot Size

Total Land:

Land Unit Type:

!8371!

PREVIOUS ASSESSMENT

Parcel ID 106.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	211,000	0	13,420.	575,800	786,800	786,800	Year End Roll	12/18/2019
2019	101	FV	222,900	0	13,420.	575,800	798,700	798,700	Year End Roll	1/3/2019
2018	101	FV	222,900	700	13,420.	493,600	717,200	717,200	Year End Roll	12/20/2017
2017	101	FV	222,900	700	13,420.	460,700	684,300	684,300	Year End Roll	1/3/2017
2016	101	FV	222,900	700	13,420.	394,800	618,400	618,400	Year End	1/4/2016
2015	101	FV	221,800	700	13,420.	353,700	576,200	576,200	Year End Roll	12/11/2014
2014	101	FV	221,800	700	13,420.	327,400	549,900	549,900	Year End Roll	12/16/2013
2013	101	FV	221,800	700	13,420.	312,200	534,700	534,700		12/13/2012

PRINT

Date	Time
12/10/20	22:56:51

LAST REV

Date	Time
07/28/20	15:08:47

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8371

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCAVOY KATHERIN	1555-84	1	2/21/2020	Estate/Div	790,000	No	No		
	762-200		1/1/1901	Family		No	No		Katherine T McAvoy - DOD: 04/30/2019

USER DEFINED

Prior Id # 1:	67929
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/2020	378	New Buil	500,000	O				
2/25/2020	280	Demoliti	10,000	O				
4/30/2007	294	Re-Roof	12,750			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2020	SQ Mailed	MM	Mary M
7/16/2019	Meas/Inspect	DGM	D Mann
7/16/2019	Mail Update	JO	Jenny O
9/14/2018	MEAS&NOTICE	BS	Barbara S
6/5/2009	Measured	189	PATRIOT
11/10/1999	Mailer Sent		
10/28/1999	Measured	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13420		Sq. Ft.	Site		0	70.	0.61	4									575,824						575,800	

Total AC/HA: 0.30808 | Total SF/SM: 13420 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 575,824 | Spl Credit | Total: 575,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.28405797
Const Adj.:	0.99989998
Adj $ / SQ:	121.973
Other Features:	75582
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	286715
Depreciation:	75693
Depreciated Total:	211023

COMMENTS

15 ON DWELLING. Changed to 15 at Owner request.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

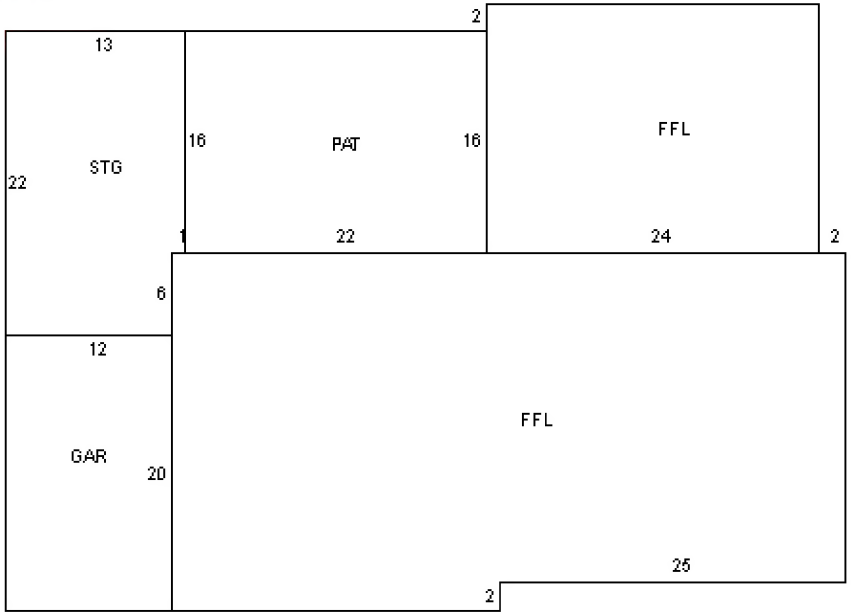
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	121.97
Special Features:	0	Val/Su Net:	83.47
Final Total:	211000	Val/Su SzAd	127.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,656	121.970	201,988
PAT	Patio	352	3.320	1,167
STG	Storage	280	6.710	1,880
GAR	Garage	240	25.410	6,099

Net Sketched Area:	2,528			Total:	211,134
Size Ad	1656	Gross Are	2528	FinArea	1656

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	